

**CITY OF LOWELL**  
**PETITION**

TO THE  
CITY COUNCIL

Michael Amos  
(Heavy & Heavy LLP)  
Prop to remove 89 Madison St.  
from T8SF to T7F

In City Council

February 1, 2022

Read and

Clerk

**GEARY & GEARY, LLP**

(ESTABLISHED 1958)

**32 CHURCH STREET  
LOWELL, MASSACHUSETTS  
01852**

EUGENE R. GEARY (1930-1987)  
WILLIAM C. GEARY (Ret.)  
CATHERINE M. GEARY

TELEPHONE (978) 458-2200  
FACSIMILE (978) 453-3020

JOHN C. GEARY  
FRANCIS M. FUNARO\*  
\*Admitted in MA & NH

January 24, 2022

Michael Q. Geary, City Clerk  
City of Lowell  
375 Merrimack Street  
Lowell, MA 01852

**RE: Michael Amoah  
89 Agawam Street  
Parcel ID: 0205 0055 0089**

Dear Mr. Geary:

I am writing to you on behalf of and as attorney for Michael Amoah ("Petitioner"). The Petitioner purchased the above-referenced property on October 20, 2021 (see attached copy of Deed) with the understanding that the property was a three-family dwelling. Upon further review and in consultation with the Building Commissioner, it has been determined that, even though the property was a three-family dwelling at one point, the property was most recently used by a group home which is more in line with a single-family residence. The Petitioner is interested in rezoning the Subject Property from its current zoning district as a Traditional Single Family District ("TSF") to a Traditional Two Family District ("TTF"). The current zoning line between the TSF zoning district and the TTF zoning district abuts the Subject Property at 85 Agawam Street (see attached four (4) copies of the City of Lowell GIS map with zoning overlay). The Petitioner is interested in rezoning his lot so that he can use his property as a two-family dwelling which aligns with the intent of the Subject Property when it was constructed well over 100 years ago, and is in character with the neighborhood.

I am enclosing four (4) copies of a Mortgage Inspection Plan which depicts the lot to be rezoned. I will provide the Law Department with the appropriate legal description to be included in the Ordinance at the appropriate time.

Finally, I am enclosing a check made payable to the City of Lowell in the amount of \$850.00 for said Re-Zoning Petition. Kindly present this letter to the Lowell City Council for further action.

Thank you.

Sincerely,

  
John C. Geary

JCG/  
Encl.

cc: Christine O'Connor, City Solicitor w/ Enclosure

Middlesex North Registry of Deeds

Electronically Recorded Document

This is the first page of this document - Do not remove

---

Recording Information

Document Number : 61591  
Document Type : DEED  
Recorded Date : October 20, 2021  
Recorded Time : 02:04:20 PM

Recorded Book and Page : 36408 / 180  
Number of Pages(including cover sheet) : 3  
Receipt Number : 956792  
Recording Fee (including excise) : \$2,207.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Middlesex North ROD #14 001  
Date: 10/20/2021 02:04 PM  
Ctrl# 095366 28580 Doc# 00061591  
Fee: \$2,052.00 cons: \$450,000.00  
\*\*\*\*\*

**Middlesex North Registry of Deeds**  
**Richard P. Howe Jr., Register**  
360 Gorham Street  
Lowell, Massachusetts 01852  
978/322-9000  
[www.lowelldeeds.com](http://www.lowelldeeds.com)

QUITCLAIM DEED

Women in Transition, Inc., a duly organized Massachusetts Corporation, of 517 Moody Street, 2<sup>nd</sup> Floor, Lowell, Massachusetts 01854, Grantor

For consideration paid of Four Hundred Fifty Thousand (\$450,000.00) and 00/100 Dollars the receipt of which is acknowledged,

**grants to** Michael Amoah, individually, now of 89 Agawam St., Lowell, MA, Grantee

with QUITCLAIM COVENANTS,

The land with the buildings and improvements thereon shown as Lot 48 on a plan of land entitled "Plan of Land in Lowell belonging to Oliver M. Whipple, October 16, 1869, Wm F. Osgood, Surveyor, Scale 80 feet to an inch", recorded in. Middlesex North District Registry of Deeds Plan Book 1, Plan 49, to which plan specific reference is made for a more particular description of the granted premises; and including any interest the grantors may have in the streets and passageway abutting said Lot 48; however the same may have been otherwise measured, marked, bounded or described.

For title see deed recorded with Middlesex North District Registry of Deeds, Book 6363 Page 326, meaning and intending to convey all interest described therein.

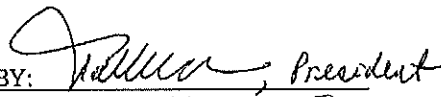
This conveyance does not constitute a sale of all or substantially all of the assets of Grantor in the Commonwealth of Massachusetts and is done in the regular course of Grantor's business.

The Grantor herein certifies that the premises conveyed herein were never a primary residence of Grantor or any of its officers and swears under the pains and penalties of perjury that no other person(s) are entitled to any rights of homestead in the premises conveyed in this deed.

Property Address: 89 Agawam Street, Lowell, Massachusetts 01852

Witness its hand and seal this 20th day of October, 2021.

Women in Transition, Inc.

BY:  , President  
Tara Sek, President

BY:  , Treasurer  
Maria Silva, Treasurer

COMMONWEALTH OF MASSACHUSETTS

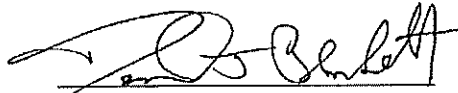
Middlesex, SS.

October 20, 2021

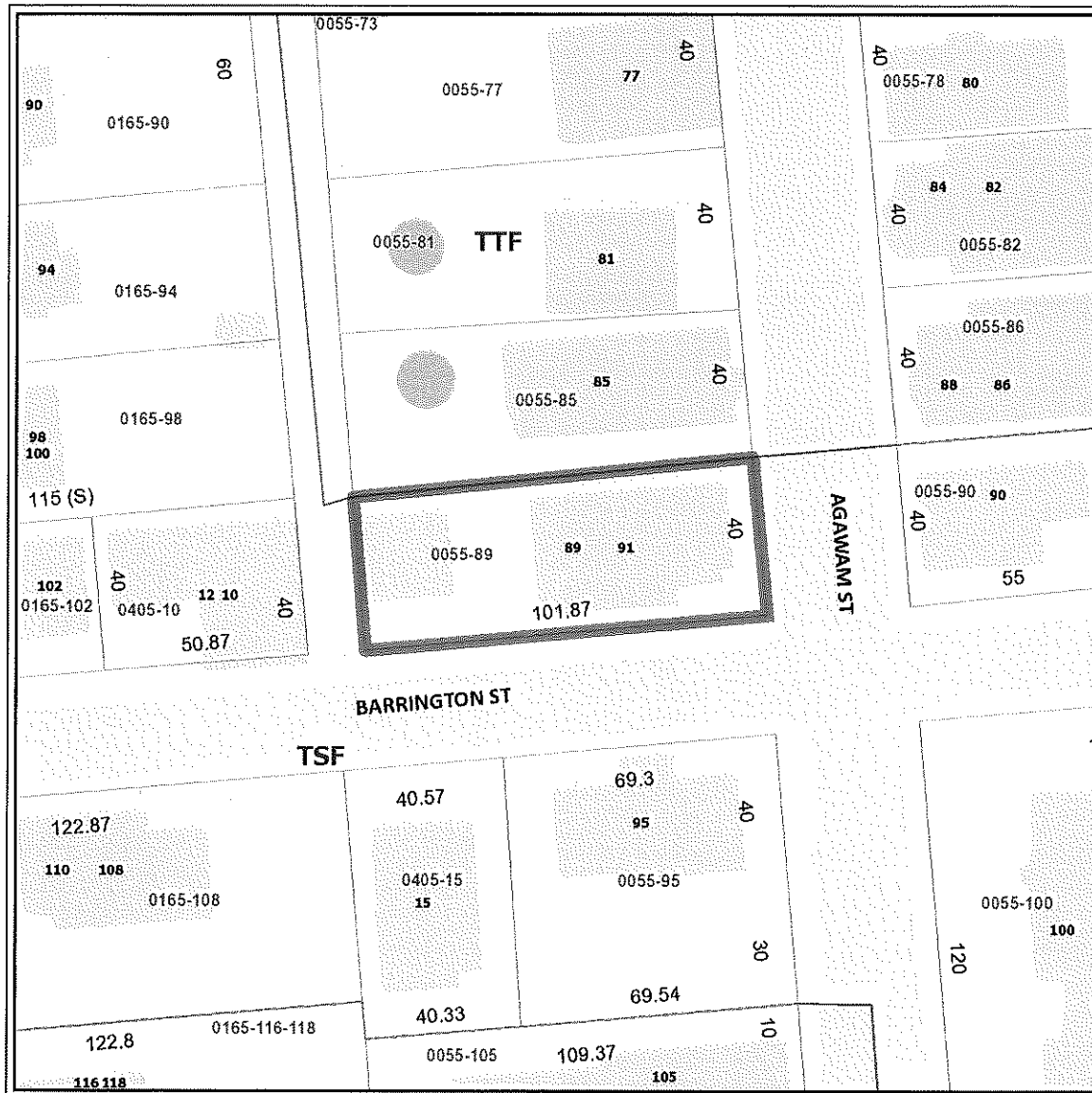
On this 20th day of October, 2021, before me, the undersigned notary public, personally appeared the above named Tara Sek, President and Maria Silva, Treasurer proved to me through satisfactory evidence of identification which was; (X) Driver's license(s) or other government provided identification, or who is ( ) Personally known to me to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed the same voluntarily for its stated purpose, on behalf of Women in Transition, Inc..



DAVID J. PLUNKETT  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
December 14, 2023

  
David J. Plunkett  
Notary Public  
My Commission Expires:  
December 14, 2023





☐ Parcels  
 Zoning  
☐ USF  
☐ HCD  
☐ INST  
☐ NB  
☐ RR  
☐ LI  
☐ GI  
☐ OP  
☐ HRC  
☐ SMU  
☐ UMU  
☐ PDMI  
☐ PDMU  
☐ SSF  
☐ TSF  
☐ SMF  
☐ TTF  
☐ TMF  
☐ UMF  
☐ DMU  
☐ TMU  
☐ Border Town Parcels

**DISCLAIMER**  
Any map printed from this system is considered unofficial unless it has been stamped/logged/ certified by the Office of the City Assessor.  
The City of Lowell makes no warranty of Representation as to the accuracy, timeliness or Completeness of any of the data. The City of Lowell Shall have no liability for the data or lack thereof, or Any decision made or action taken or not taken in Reliance upon any of the data.

1" = 35 ft January 19, 2022



City of Lowell  
Massachusetts

- ☐ Parcels
- Zoning**
- ☐ USF
- ☐ HCD
- ☐ INST
- ☐ NB
- ☐ RR
- ☐ LI
- ☐ GI
- ☐ OP
- ☐ HRC
- ☐ SMU
- ☐ UMU
- ☐ PDMI
- ☐ PDMU
- ☐ SSF
- ☐ TSF
- ☐ SMF
- ☐ TTF
- ☐ TMF
- ☐ UMF
- ☐ DMU
- ☐ TMU

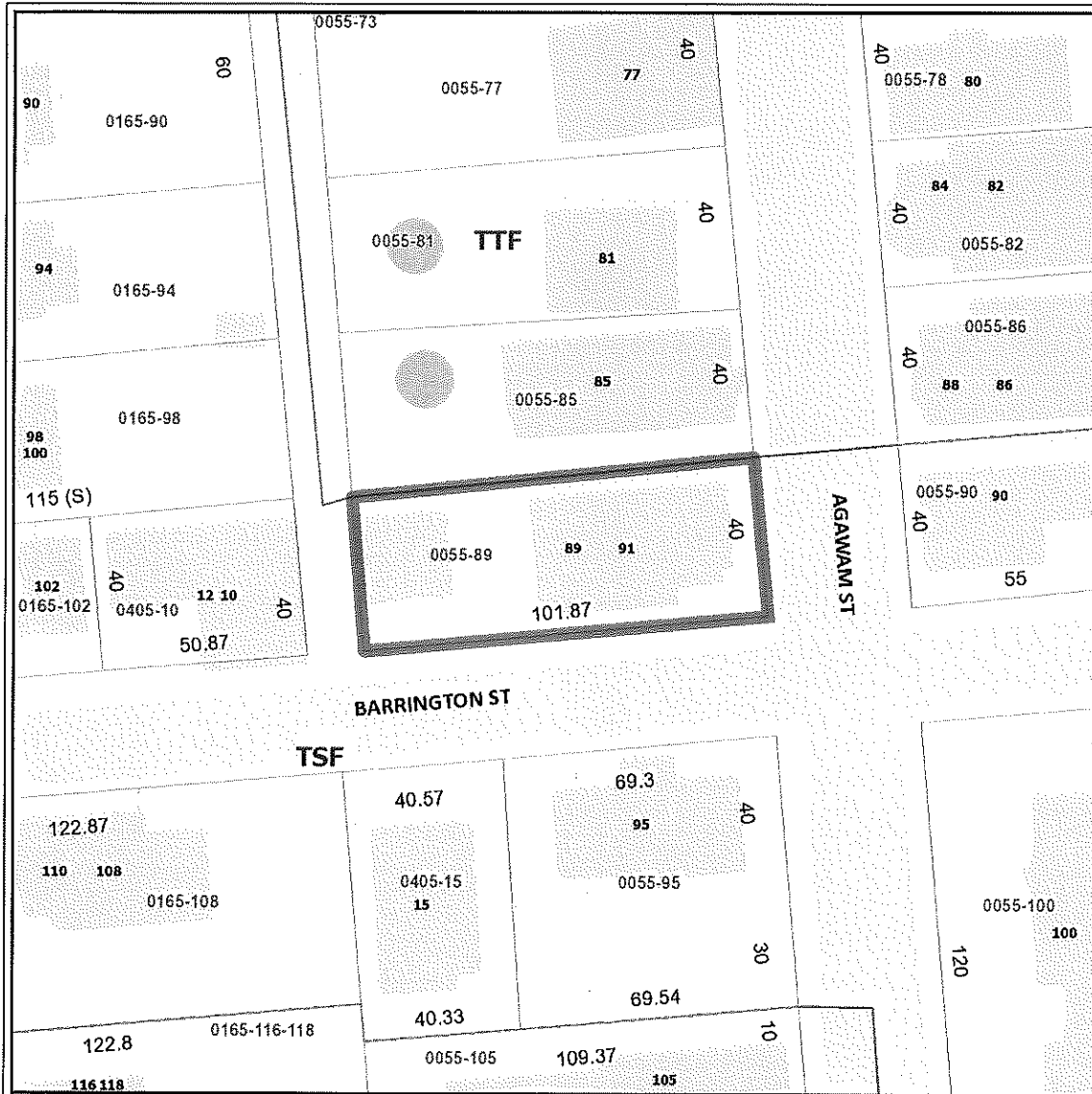
☐ Border Town Parcels

DISCLAIMER

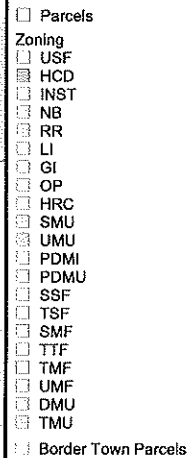
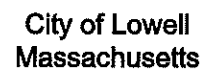
Any map printed from this system is considered unofficial unless it has been stamped/signed/certified by the Office of the City Assessor. The City of Lowell makes no warranty of Representation as to the accuracy, timeliness or Completeness of any of the data. The City of Lowell Shall have no liability for the data or lack thereof, or Any decision made or action taken or not taken in Reliance upon any of this data.

1" = 35 ft

January 19, 2022







**DISCLAIMER**  
Any map printed from this system is considered unofficial unless it has been stamped/signed/ certified by the Office of the City Assessor.  
The City of Lowell makes no warranty of Representation as to the accuracy, timeliness or Completeness of any of the data. The City of Lowell Shall have no liability for the data or lack thereof, or Any decision made or action taken or not taken in Reliance upon any of the data.

1" = 35 ft                      January 19, 2022

RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2

WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME MICHAEL AMOAH

LOCATION 89 AGAWAM STREET

LOWELL, MA

SCALE 1" = 20'

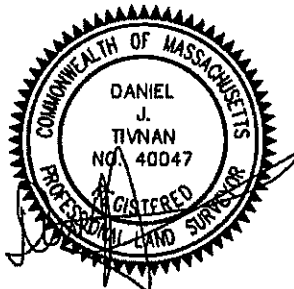
DATE 9/24/21

JOB # 09-1366-21

REGISTRY MIDDLESEX NORTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROMOTION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



DEED BOOK/PAGE 6363/326

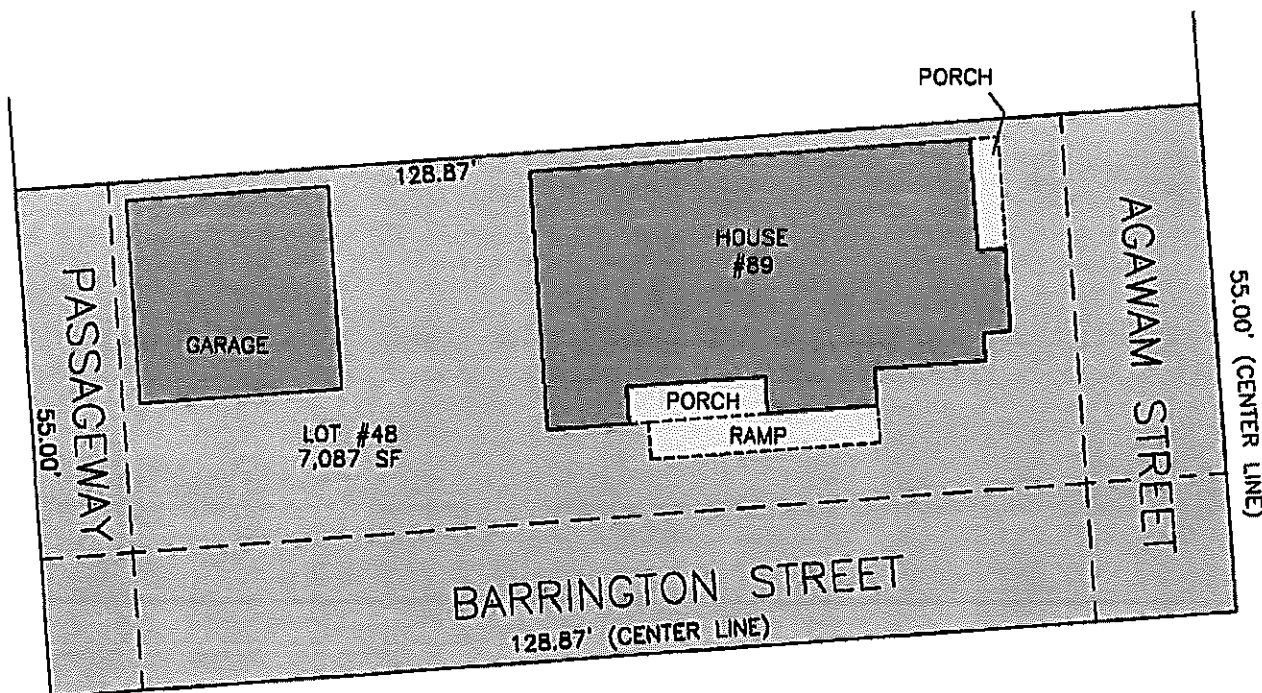
PLAN BOOK/PLAN 1/49

WE CERTIFY THAT THE BUILDING(S) ARE ☒ WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

143F

DTD 07/07/2014

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: CROWLEY & CUMMINGS  
REQUESTED BY:

DRAWN BY: JG  
CHECKED BY:

RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2

WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME MICHAEL AMOAH

LOCATION 89 AGAWAM STREET

LOWELL, MA

SCALE 1" = 20'

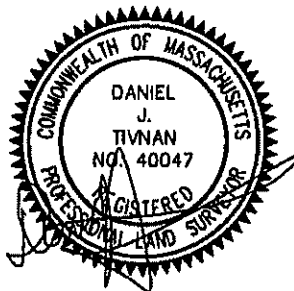
DATE 9/24/21

JOB # 09-1366-21

REGISTRY MIDDLESEX NORTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



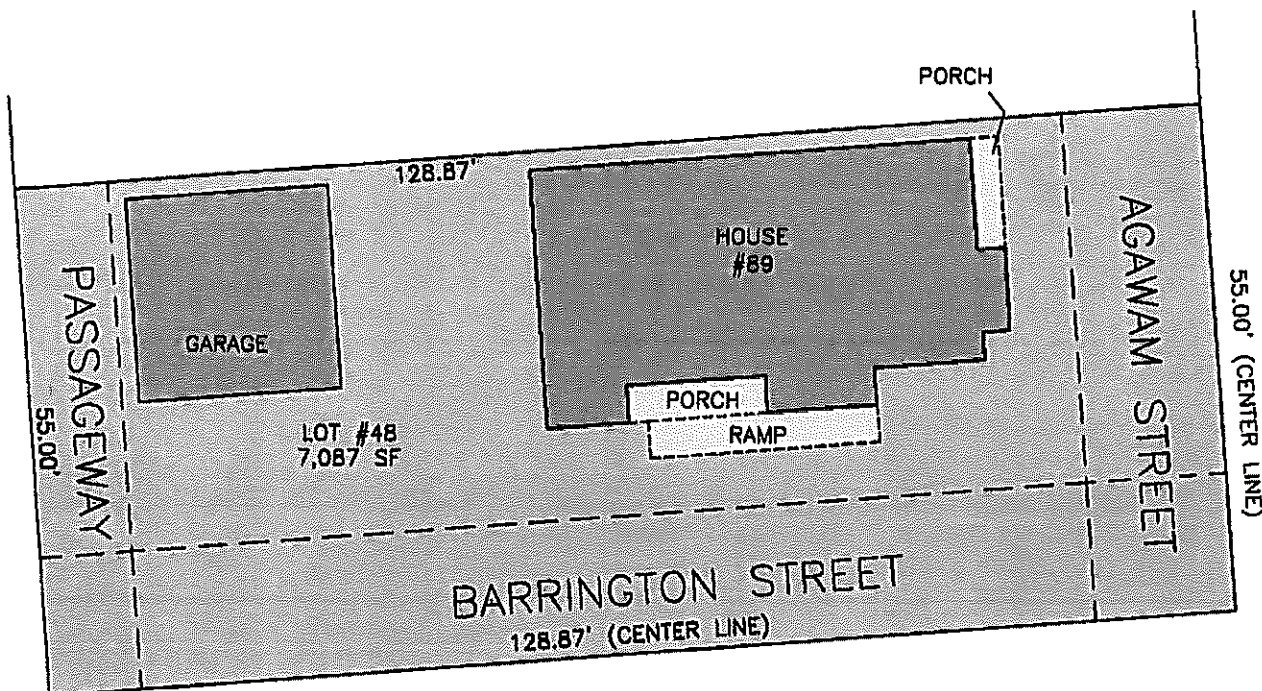
DEED BOOK/PAGE 6363/326

PLAN BOOK/PLAN 1/49

WE CERTIFY THAT THE BUILDING(S) ARE ☐ WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

143F DTD 07/07/2014

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE, UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: CROWLEY & CUMMINGS  
REQUESTED BY:

DRAWN BY: JC  
CHECKED BY:

RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2

WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME MICHAEL AMOAH

LOCATION 89 AGAWAM STREET

LOWELL, MA

SCALE 1" = 20'

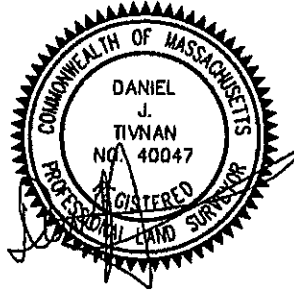
DATE 9/24/21

JOB # 09-1366-21

REGISTRY MIDDLESEX NORTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



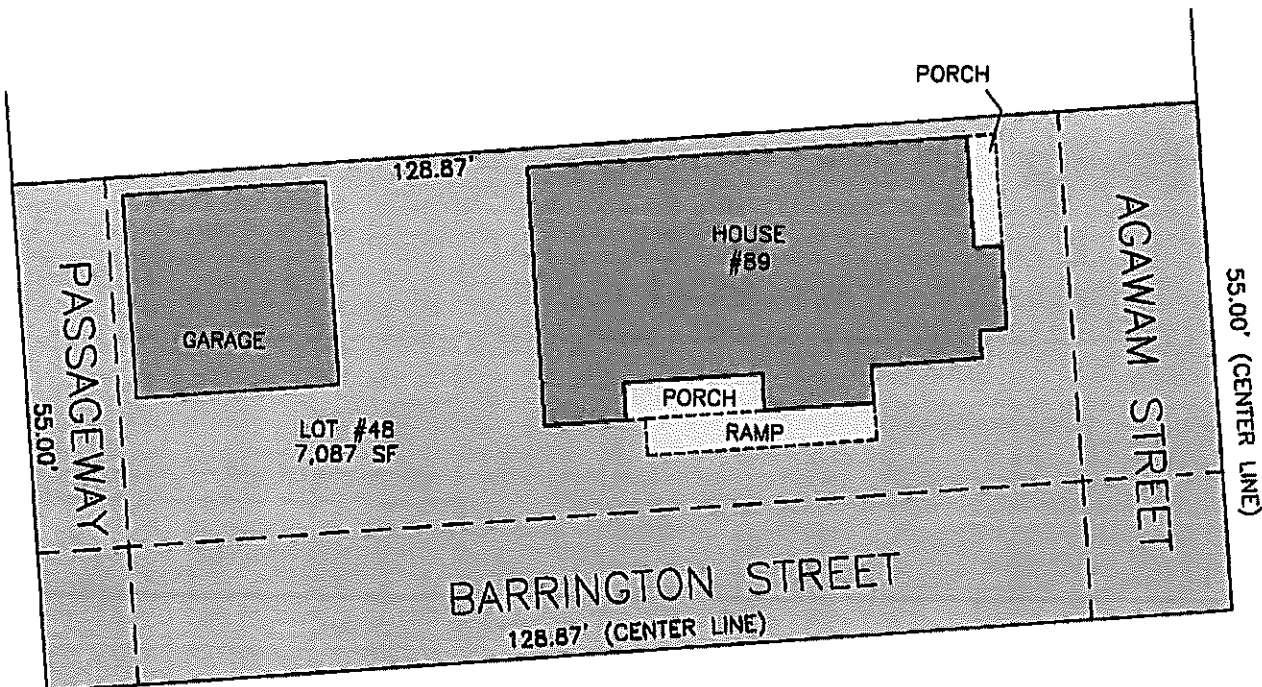
DEED BOOK/PAGE 6363/326

PLAN BOOK/PLAN 1/49

WE CERTIFY THAT THE BUILDING(S) ARE ☒ WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

143F DTD 07/07/2014

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: CROWLEY & CUMMINGS  
REQUESTED BY:

DRAWN BY: JG  
CHECKED BY:

RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2

WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME MICHAEL AMOAH

LOCATION 89 AGAWAM STREET

LOWELL, MA

SCALE 1" = 20'

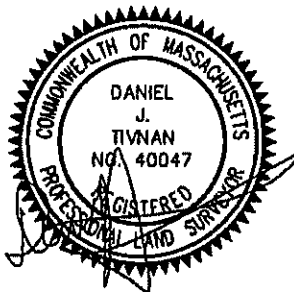
DATE 9/24/21

JOB #09-1366-21

REGISTRY MIDDLESEX NORTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



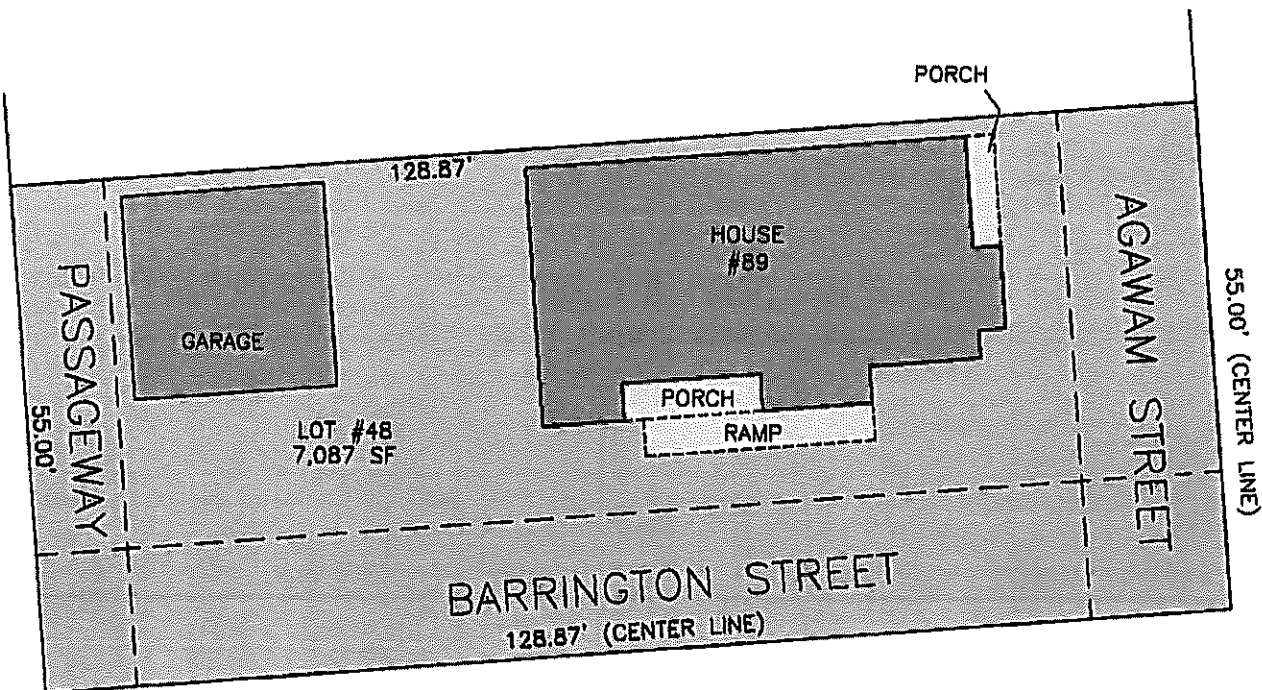
DEED BOOK/PAGE 6363/326

PLAN BOOK/PLAN 1/49

WE CERTIFY THAT THE BUILDING(S) ARE ☐ WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

143F DTD 07/07/2014

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: CROWLEY & CUMMINGS  
REQUESTED BY:

DRAWN BY: JG  
CHECKED BY: